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# **Appendix E**

## **Socioeconomics**

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## APPENDIX E

### METHODOLOGY AND ASSUMPTIONS FOR SOCIOECONOMIC IMPACTS

IMPLAN Pro® (Version 2.0) (IMPLAN), a computer-based I-O modeling program, was used to predict economic effects associated with the two proposed project alternatives and the no-action alternative. This I-O model is used by the analyst in conjunction with a detailed set of assumptions and alternative details to predict how related expenditures would impact the economies of Clark County. This I-O model predicts how expenditures that are associated with the proposed project alternatives would affect specific industries within the county as dollars are spent and re-spent locally. The IMPLAN results are expressed as construction, construction industry related, other commercial, and are discussed in terms of total impacts to total output, indirect business taxes, and employment. Each of the alternatives involves a transfer of title only and the only direct impact would be the receipt of funding under SNPLMA. Therefore, all of the impacts addressed in the IMPLAN model reflect indirect impacts. The following defines how the output of the model was used:

- Construction impacts are the changes in the industry demands from development through the three alternatives.
- Construction support addresses the indirect changes in inter-industry purchases as they respond to the new demands of the construction (a rise or reduction in production of raw building materials).
- Other commercial effects typically reflect changes in spending from households as income increases or decreases due to the changes in production.
- Total impacts are simply the summation of construction, construction support and other commercial impacts.
- Total-output is a measure of the total value of

purchases by intermediate and final consumers, or by intermediate outlays plus value-added. It is the total production by the given industry for the year of the data.

- Value-added is a measurement of the value that is added to intermediate goods and services. It is equal to the total of employee compensation, proprietor income, other property income, and indirect business taxes.
- Indirect business tax impacts measure the amount of local (county, city, and other local taxing entities), and State sales taxes combined that would occur as a result of project-related expenditures.
- Employment impacts show the number of new jobs that would be created as a result of the alternative related expenditures. Other employment impacts involve infusion of cash into the local economy as money is spent and re-spent locally and new jobs are created in other industries.

Argonne National Laboratory completed a comprehensive air quality modeling study, and supporting field measurements were taken to assess current and future cumulative air quality impacts in the urban Las Vegas Valley. The assessed cumulative impacts implicitly account for all known or foreseeable public or private development in Clark County from 1998 through 2018.

Information developed by Argonne for the air quality study included projections of disposal rates and subsequent development and land use activities. Projected types of development and land use for ongoing disposal actions were determined through analysis of current community land use plans and existing land uses within the disposal boundary area. Land use projections devel-

oped by Argonne were used to assess future socioeconomic trends in the Las Vegas Valley.

In order to estimate the indirect impacts related to land disposal in the Las Vegas Valley, the results of recent disposal actions were reviewed and compared to actual and planned land uses in the disposal boundary area. Based on the trends in the rate of disposal, land use type and rates of development that have occurred in the disposal boundary area in this period, average rates of land disposal, distribution of land use type for lands transferred from federal control, and development rates were determined for the alternatives. Disposal actions performed since 1998 and projected rates of disposal for planned sales in 2004 and 2005 indicate that an average of 4,000 acres per year is being transferred to non-federal ownership. The land use types, land disposal rates, and development projections for disposal and development of remaining land were determined by Argonne (2004).

A set of land disposal development assumptions were developed for the analysis by Argonne and these assumptions were used as the basis for estimating the dollar values of construction expenditures that would occur for the proposed action. The projections were then adjusted based on the land available for disposal and subsequent development under the other alternatives. The projections are based on the following considerations:

- The average amount of acres disposed of annually since 1998 indicate that 4,000 acres per year is being transferred.
- Under each alternative, BLM land disposal would make land available for development, based on the projections evaluated in the current RMP for the No Action Alternative, or the additional lands that would be available for disposal and development under the two action alternatives.
- All project construction expenditures are assumed to occur in Clark County, Nevada.

The land use category assignments are based on the best available data for projecting future land end use from a regional compilation of commu-

nity land use plans compiled by the Regional Transportation Commission of Southern Nevada (RTC). Although these land end-use assignments consider local zoning restrictions, the authorized land uses can be changed through local government processes that establish the methods for petitioning changes in land use. However, the use of the best available data on known land use is a well-established practice that is followed by transportation and community planners to project and plan for regional transportation development, because this is the best available information on land uses in the disposal area.

The U.S. Bureau of Economic Analysis (BEA) uses the Standard Industrial Classification (SIC) system to identify business establishments by the principal activity in which they are engaged. The SIC system was expanded in 2001 to the North American Industry Classification System (NAICS) to clarify several industries. For comparison purposes for this analysis, similar types of service industries have been combined from the SIC and NAICS. The IMPLAN industry sectors are based on the NAICS system. Construction costs or expenditures were organized by three major land use categories that were used as inputs into IMPLAN to estimate economic impacts. The three major categories were single family housing units, multiple family housing units, and non-residential development.

The following table summarizes the assumed land disposition and development projections used for estimating development rates and indirect impacts associated with BLM land disposal actions. The “known” end-use land acreage shown as developable BLM land is the designated land use for currently undeveloped land that is not reserved for a ROW or open space. Approximately 4,286 new single-family units, 2,800 new multi-family units and 40 non-residential structures would be built each year between 2004 and 2018. Sub-categories were assigned in the non-residential development category based on the NAICS system, and general assumptions were made regarding the average parcel size, the average unit size (in square feet), the number of units per lot, and the average cost (per unit and per square foot) for construction.

<b>LAND USE CATEGORIES, SUB-CATEGORIES AND IMPLAN INDUSTRY SECTORS</b>		
<b>Major Land Use Category</b>	<b>Land Use Sub-Categories</b>	<b>Corresponding IMPLAN Industry Sector</b>
Single-Family Residential Housing Units	Single-Family Residential Housing Units	Sector 33, New Residential 1-Unit Structures
Multi-Family Housing Units	Multi-Family Housing Units	Sector 34, New Multi-Family Housing Structures
Non-Residential Development	Office, Retail, Hotel / Casino, Religious, Public Facilities, Industrial and Manufacturing	Sector 38, Commercial and Institutional Buildings

As previously noted for the projected land use types, the acreage assigned to each land use category is based on the RTC transportation planning database. Some lands in the disposal boundary area do not have a specific designation for future land use because the source data (RTC 2003) for land use did not cover the full disposal area. For these lands, the known land use for more than 100,000 acres of vacant land within the disposal boundary as of June 2002 was used to determine the proportion of land use categories for disposal lands with no assigned land use categories.

The proportions of vacant land in different land use categories within the Las Vegas Valley range from 0.5 percent for public facilities (e.g., schools, parks, and hospitals) to 51 percent for single- and multi-family housing. Based on the analysis of development rates performed by Argonne, it has been projected that approximately 1,330 acres per year will be developed. These development rates include approximately 100 acres per year of parks and recreation land.

The types of development conducted in each land use within the Las Vegas area were evaluated based on development plans and building permits. This included development on land acquired through recent disposal actions and development of vacant land that was already in private ownership prior to initiation of the disposal actions.

Development scenarios have been created for each land use category. These scenarios were used to project the indirect impacts from the land disposal. Average lot size, building size, building type, number of residents (or workers and visitors

for non-residential buildings) were determined for each land use category so that construction and land use impacts could be estimated. In some cases, these parameters have been adjusted to achieve consistency with the overall rates of development and valuation of construction that have occurred in the disposal boundary area based on information on the construction value of each type of building permit issued in Clark County.

For the No Action Alternative, it was assumed that land disposal would be discontinued once the amount of land disposed reached the total acreage that was projected for disposal and that was evaluated for impacts in the 1998 Las Vegas Resource Management Plan (RMP). Based on the projections for land disposal and development in the existing plan, disposal would not be continued after 2004 and ongoing development of previously disposed land at the rate projected for the area would result in complete build out of the disposed properties by the end of 2013.

For the Conservation Transfer Alternative it was estimated that approximately 5,000 acres of land within the disposal boundary area would be managed to protect resources and would not be available for intense development. Based on this consideration the total amount of land disposed was reduced by 5,000 acres and projected development during the planning period (through 2018) was reduced by approximately 2,500 acres. These values were used to reduce the projected disposal and development rates derived for the Proposed Action, resulting in average development rates of 1,144 acres per year.

LAND USE CATEGORY	PERCENTAGE
Single-family housing	46
Multifamily housing	5
Office buildings	12
Retail	10
Moderate-sized casinos and hotels	1
Industry	13
Recreation	1
Public facilities	5
Religious	7

After the IMPLAN model was run the data were placed in tables for each of the alternatives. These tables summarize:

- Construction Cost Estimates by IMPLAN Sector (NAICS) and Land Use Category
- Total Construction Output
- Value Added Construction Output
- Indirect Business Tax
- Employment
- Total Employment Output
- Value Added Employment Output
- Property Tax Collection

The most recent IMPLAN data for Clark County is 2001. Input dollars were deflated using the built-in IMPLAN Deflator option to provide inflation adjusted dollars for the same year (2001). Output dollars were adjusted for inflation and converted to 2004 dollars. The IMPLAN model was run on an industry basis and assuming that 100 percent of the construction expenditure would be local (Clark County, Nevada).

The IMPLAN modeling program does not predict population impacts. Therefore, predictions for population impacts were based on past population fluctuations and assumptions of the area's past ability to absorb growth or recover from reduction in population numbers. The Nevada State Demographer projects population numbers and these projections have also been put into a summary table.

### Significance Criteria

Significance criteria for socioeconomics were de-

termined by analyzing long-term fluctuations in Clark County employment. This analysis allows a county specific determination of the appropriate levels, or thresholds, beyond which changes in employment would noticeably affect individuals and communities.

Under all three alternatives, land development activities associated with the BLM land sale are expected to generate positive economic benefits within Clark County. Most of the benefits would be due to the construction of residential units, and to a lesser degree from construction of non-residential development.

For each of the alternatives, tables have been created from the IMPLAN model results that represent construction costs in terms of direct, indirect and induced impacts. Direct impacts are construction industry related, indirect impacts are construction supply industry related and induced impacts are from dollars spent and re-spent in the community. For each of the alternatives, the top ten industries that are expected to benefit in terms of total output and value-added are presented in tabular form. The first three sectors represent construction of those categories. Sectors 4 through 10 are industries that are affected more through indirect and induced effects, as intermediate goods and services are purchased to supply the construction of the new development, and as income generated through construction is re-spent in the local economy on housing, food real estate, health care, etc. The tables are presented as follows:

<b>IMPACT CATEGORY</b>	<b>PROPOSED ACTION</b>	<b>CONSERVATION TRANSFER</b>	<b>NO ACTION</b>
Construction Costs	E-1	E-10	E-19
Total Output	E-2	E-11	E-20
Top 10 Industries	E-3	E-12	E-21
Value Added Output	E-4	E-13	E-22
Value Added Top 10 Industries	E-5	E-14	E-23
Indirect Business Taxes	E-6	E-15	E-24
Top 10 Business Tax Industries	E-7	E-16	E-25
Overall Employment	E-8	E-17	E-26
Top 10 Employment Industries	E-9	E-18	E-27
Summary of Real Property Tax Impacts	E-28	E-33	E-38
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Single Family Residential Real Property Tax Impacts	E-30	E-35	E-40
Multi-Family Real Property Tax Impacts	E-31	E-36	E-41
Non-Residential Real Property Tax Impacts	E-32	E-37	E-42
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Clark County Projected Population	E-44		
Clark County Labor Force Trends 1983-2003	E-45		

**TABLE E-1  
PROPOSED ACTION – CONSTRUCTION COSTS**

<b>Land Use Category</b>	<b>Implan Sector Used</b>	<b>2004 Construction Cost*</b>
Single Family Housing Units	33	\$530,461,567
Multi-Family Housing Units	34	\$172,594,800
Non-Residential	38	\$155,769,167
Total		\$858,825,534

\*2004 Construction Costs were used as inputs into Implan, and were adjusted to 2001 dollars (the year of the Implan data for Clark County) using the built-in Implan Deflator option. The Implan model was run on an Industry basis, and assuming that 100% of the construction expenditure would be local (would occur in Clark County, NV.)

**TABLE E-2  
TOTAL OUTPUT\***

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
Impact in 2004 dollars	\$858,825,728	\$263,263,050	\$275,349,940	\$1,397,438,718
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$878,581,741	\$269,319,026	\$281,683,957	\$1,429,584,725
2006	\$894,741,660	\$275,514,311	\$288,163,679	\$1,462,470,203
2007	\$911,240,062	\$280,594,600	\$293,477,213	\$1,489,437,117
2008	\$928,084,694	\$285,781,502	\$298,902,255	\$1,516,969,950
2009	\$945,283,494	\$291,077,461	\$304,441,362	\$1,545,081,675
2010	\$962,844,594	\$296,484,982	\$310,097,152	\$1,573,785,586
2011	\$980,776,327	\$302,006,631	\$315,872,310	\$1,603,095,304
2012	\$999,087,233	\$307,645,037	\$321,769,585	\$1,633,024,785
2013	\$1,017,786,060	\$313,402,894	\$327,791,796	\$1,663,588,332
2014	\$1,036,881,777	\$319,282,963	\$333,941,831	\$1,694,800,600
2015	\$1,056,383,572	\$325,288,075	\$340,222,648	\$1,726,676,609
2016	\$1,076,349,564	\$331,436,125	\$346,652,966	\$1,759,311,357
2017	\$1,096,742,543	\$337,715,656	\$353,220,801	\$1,792,644,022
2018	\$1,117,572,459	\$344,129,731	\$359,929,358	\$1,826,690,869
Planning Period Impact (2004 dollars)	\$13,741,211,648	\$4,212,208,800	\$4,405,599,040	\$22,359,019,488
Planning Period Impact (w/annual inflation adjustment)	\$14,761,181,508	\$4,542,942,044	\$4,751,516,855	\$24,114,599,852

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.



**TABLE E-3  
TOTAL OUTPUT  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
33	New residential 1-unit structures- nonfarm	\$530,461,696
34	New multifamily housing structures- nonfarm	\$172,594,832
38	Commercial and institutional buildings	\$155,769,200
390	Wholesale trade	\$37,460,616
439	Architectural and engineering services	\$35,303,512
509	Owner-occupied dwellings	\$25,834,096
481	Food services and drinking places	\$20,819,204
431	Real estate	\$20,527,088
405	Food and beverage stores	\$20,431,436
465	Offices of physicians- dentists- and other health	\$18,329,212

**TABLE E-4  
VALUE-ADDED\***

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
Impact in 2004 dollars	\$375,830,312	\$165,064,438	\$167,138,258	\$708,033,008
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$384,475,731	\$168,861,501	\$170,983,026	\$724,320,258
2006	\$391,547,466	\$172,745,909	\$174,916,237	\$740,982,172
2007	\$398,767,324	\$175,931,221	\$178,141,568	\$754,645,358
2008	\$406,138,695	\$179,183,380	\$181,434,586	\$768,595,275
2009	\$413,665,053	\$182,503,916	\$184,796,840	\$782,838,497
2010	\$421,349,958	\$185,894,401	\$188,229,922	\$797,381,759
2011	\$429,197,055	\$189,356,443	\$191,735,461	\$812,231,961
2012	\$437,210,081	\$192,891,692	\$195,315,125	\$827,396,175
2013	\$445,392,866	\$196,501,835	\$198,970,625	\$842,881,649
2014	\$453,749,334	\$200,188,606	\$202,703,715	\$858,695,806
2015	\$462,283,505	\$203,953,777	\$206,516,191	\$874,846,258
2016	\$471,020,813	\$207,808,569	\$210,419,414	\$891,381,136
2017	\$479,944,974	\$211,745,799	\$214,406,110	\$908,269,624
2018	\$489,060,344	\$215,767,388	\$218,478,224	\$925,519,963
Planning Period Impact (2004 dollars)	\$6,013,284,992	\$2,641,031,008	\$2,674,212,128	\$11,328,528,128
Planning Period Impact (w/annual inflation ad- justment)	\$6,459,633,510	\$2,848,398,875	\$2,884,185,302	\$12,218,018,901

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.

**TABLE E-5  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
33	New residential 1-unit structures- nonfarm	\$216,340,320
34	New multifamily housing structures- nonfarm	\$82,930,512
38	Commercial and institutional buildings	\$76,559,480
439	Architectural and engineering services	\$26,330,982
390	Wholesale trade	\$25,154,140
509	Owner-occupied dwellings	\$20,069,914
431	Real estate	\$14,310,127
465	Offices of physicians- dentists- and other health	\$13,878,899
405	Food and beverage stores	\$12,845,050
481	Food services and drinking places	\$11,119,878

**TABLE E-6  
INDIRECT BUSINESS TAXES**

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
Impact in 2004 dollars	\$7,290,845	\$16,770,602	\$17,952,042	\$42,013,488
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$7,458,560	\$17,156,385	\$18,365,002	\$42,979,946
2006	\$7,595,747	\$17,551,042	\$18,787,462	\$43,968,636
2007	\$7,735,807	\$17,874,671	\$19,133,889	\$44,779,386
2008	\$7,878,806	\$18,205,091	\$19,487,587	\$45,607,151
2009	\$8,024,812	\$18,542,459	\$19,848,721	\$46,452,320
2010	\$8,173,894	\$18,886,933	\$20,217,463	\$47,315,293
2011	\$8,326,122	\$19,238,678	\$20,593,987	\$48,196,479
2012	\$8,481,570	\$19,597,860	\$20,978,472	\$49,096,298
2013	\$8,640,310	\$19,964,652	\$21,371,104	\$50,015,180
2014	\$8,802,419	\$20,339,229	\$21,772,069	\$50,953,565
2015	\$8,967,976	\$20,721,772	\$22,181,560	\$51,911,906
2016	\$9,137,474	\$21,113,420	\$22,600,799	\$52,893,058
2017	\$9,310,597	\$21,513,444	\$23,029,003	\$53,895,192
2018	\$9,487,428	\$21,922,039	\$23,466,382	\$54,918,798
Planning Period Impact (2004 dollars)	\$116,653,520	\$268,329,632	\$287,232,672	\$672,215,808
Planning Period Impact (w/annual inflation adjustment)	\$125,312,369	\$289,398,276	\$309,785,541	\$724,996,695

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.

**TABLE E-7  
INDIRECT BUSINESS TAX  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
390	Wholesale trade	\$7,225,013
33	New residential 1-unit structures- nonfarm	\$4,798,018
509	Owner-occupied dwellings	\$3,965,788
431	Real estate	\$2,654,876
405	Food and beverage stores	\$2,205,078
38	Commercial and institutional buildings	\$1,666,568
401	Motor vehicle and parts dealers	\$1,641,807
404	Building material and garden supply stores	\$1,521,452
410	General merchandise stores	\$1,422,715
481	Food services and drinking places	\$1,348,648

**TABLE E-8  
EMPLOYMENT**

<b>Type of Impact</b>	<b>Employment</b>	<b>Planning Period Impact</b>
Direct	6,792.7	101,890.5
Indirect	2,866.9	43,003.5
Induced	2,802.1	42,031.5
Total	12,461.7	186,925.5

**TABLE E-9  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b># of Annual Jobs Created</b>
33	New residential 1-unit structures- nonfarm	3,583.5
34	New multifamily housing structures- nonfarm	1,641.5
38	Commercial and institutional buildings	1,567.7
481	Food services and drinking places	432.4
405	Food and beverage stores	307.6
439	Architectural and engineering services	304.2
410	General merchandise stores	260.9
390	Wholesale trade	256.7
411	Miscellaneous store retailers	200.5
454	Employment services	178.4

**TABLE E-10**  
**CONSERVATION TRANSFER ALTERNATIVE – CONSTRUCTION COSTS**

<b>Land Use Category</b>	<b>Implan Sector Used</b>	<b>2004 Construction Cost*</b>
Single Family Housing Units	33	\$477,280,855
Multi-Family Housing Units	34	\$155,291,999
Non-Residential	38	\$140,153,152
Total		\$772,726,006

\*2004 Construction Costs were used as inputs into Implan, and were adjusted to 2001 dollars (the year of the Implan data for Clark County) using the built-in Implan Deflator option. The Implan model was run on an Industry basis, and assuming that 100% of the construction expenditure would be local (would occur in Clark County, NV.)

**TABLE E-11**  
**TOTAL OUTPUT\***

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
2004 dollars	\$723,150,456	\$221,939,256	\$230,358,642	\$1,175,448,353
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$739,785,461	\$227,044,640	\$235,657,701	\$1,202,487,800
2006	\$753,392,474	\$232,267,465	\$241,078,657	\$1,230,149,250
2007	\$767,284,497	\$236,550,313	\$245,523,977	\$1,252,832,330
2008	\$781,468,054	\$240,923,038	\$250,062,585	\$1,275,991,430
2009	\$795,949,827	\$245,387,703	\$254,696,619	\$1,299,637,463
2010	\$810,736,666	\$249,946,418	\$259,428,271	\$1,323,781,609
2011	\$825,835,586	\$254,601,346	\$264,259,786	\$1,348,435,327
2012	\$841,253,777	\$259,354,705	\$269,193,466	\$1,373,610,355
2013	\$856,998,608	\$264,208,764	\$274,231,667	\$1,399,318,725
2014	\$873,077,629	\$269,165,853	\$279,376,805	\$1,425,572,763
2015	\$889,498,575	\$274,228,356	\$284,631,357	\$1,452,385,103
2016	\$906,310,387	\$279,411,361	\$290,010,982	\$1,479,835,653
2017	\$923,481,731	\$284,705,208	\$295,505,654	\$1,507,873,252
2018	\$941,020,986	\$290,112,480	\$301,118,054	\$1,536,511,581
Planning Period Impact (2004 dollars)	\$11,570,407,296	\$3,551,028,096	\$3,685,738,272	\$18,807,173,648
Planning Period Impact (w/annual inflation adjustment)	\$12,429,244,713	\$3,829,846,906	\$3,975,134,224	\$20,283,870,995

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.

**TABLE E-12  
TOTAL OUTPUT  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
33	New residential 1-unit structures- nonfarm	\$446,660,100
34	New multifamily housing structures- nonfarm	\$145,329,000
38	Commercial and institutional buildings	\$131,161,400
390	Wholesale trade	\$32,474,950
439	Architectural and engineering services	\$29,302,080
509	Owner-occupied dwellings	\$21,556,230
481	Food services and drinking places	\$17,535,180
431	Real estate	\$17,393,920
405	Food and beverage stores	\$17,147,730
465	Offices of physicians- dentists- and other health	\$15,013,080

**TABLE E-13  
VALUE-ADDED\***

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
Impact in 2004 dollars	\$316,457,568	\$138,989,133	\$139,750,888	\$595,197,591
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$323,737,205	\$142,186,372	\$142,965,650	\$608,889,229
2006	\$329,691,765	\$145,457,159	\$146,254,363	\$622,895,824
2007	\$335,771,047	\$148,139,286	\$148,951,190	\$634,381,581
2008	\$341,977,907	\$150,877,699	\$151,704,611	\$646,108,375
2009	\$348,315,270	\$153,673,689	\$154,515,925	\$658,081,731
2010	\$354,786,132	\$156,528,577	\$157,386,460	\$670,307,311
2011	\$361,393,565	\$159,443,719	\$160,317,579	\$682,790,917
2012	\$368,140,713	\$162,420,503	\$163,310,678	\$695,538,492
2013	\$375,030,802	\$165,460,350	\$166,367,186	\$708,556,128
2014	\$382,067,135	\$168,564,720	\$169,488,569	\$721,850,069
2015	\$389,253,099	\$171,735,105	\$172,676,330	\$735,426,710
2016	\$396,610,109	\$174,980,954	\$175,939,969	\$749,326,513
2017	\$404,124,453	\$178,296,218	\$179,273,403	\$763,523,573
2018	\$411,799,799	\$181,682,515	\$182,678,258	\$778,024,818
Planning Period Impact (2004 dollars)	\$5,063,321,088	\$2,223,826,128	\$2,236,014,208	\$9,523,161,456
Planning Period Impact (w/annual inflation adjustment)	\$5,439,156,570	\$2,398,435,998	\$2,411,581,059	\$10,270,898,863

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.

**TABLE E-14**  
**TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
33	New residential 1-unit structures- nonfarm	\$182,163,200
34	New multifamily housing structures- nonfarm	\$69,829,470
38	Commercial and institutional buildings	\$64,464,910
439	Architectural and engineering services	\$21,854,840
390	Wholesale trade	\$21,806,360
509	Owner-occupied dwellings	\$16,746,540
431	Real estate	\$11,954,260
465	Offices of physicians- dentists- and other health	\$10,935,390
405	Food and beverage stores	\$9,365,827
481	Food services and drinking places	\$9,343,426

**TABLE E-15**  
**INDIRECT BUSINESS TAXES\***

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
Impact in 2004 dollars	\$6,139,054	\$14,293,950	\$15,158,978	\$35,591,981
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$6,280,274	\$14,622,761	\$15,507,688	\$36,410,722
2006	\$6,395,788	\$14,959,136	\$15,864,419	\$37,248,296
2007	\$6,513,722	\$15,234,972	\$16,156,948	\$37,935,129
2008	\$6,634,131	\$15,516,596	\$16,455,615	\$38,636,374
2009	\$6,757,071	\$15,804,142	\$16,760,563	\$39,352,364
2010	\$6,882,601	\$16,097,745	\$17,071,934	\$40,083,437
2011	\$7,010,781	\$16,397,545	\$17,389,876	\$40,829,939
2012	\$7,141,671	\$16,703,684	\$17,714,542	\$41,592,226
2013	\$7,275,333	\$17,016,309	\$18,046,086	\$42,370,663
2014	\$7,411,833	\$17,335,569	\$18,384,667	\$43,165,621
2015	\$7,551,236	\$17,661,618	\$18,730,448	\$43,977,486
2016	\$7,693,957	\$17,995,429	\$19,084,459	\$44,808,674
2017	\$7,839,730	\$18,336,378	\$19,446,041	\$45,657,639
2018	\$7,988,626	\$18,684,632	\$19,815,371	\$46,524,793
Planning Period Impact (2004 dollars)	\$98,224,864	\$228,703,200	\$242,543,648	\$569,471,696
Planning Period Impact (w/annual inflation adjustment)	\$105,515,808	\$246,660,465	\$261,587,635	\$614,185,344

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.

**TABLE E-16**  
**INDIRECT BUSINESS TAX**  
**TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
390	Wholesale trade	\$6,263,429
33	New residential 1-unit structures- nonfarm	\$4,040,034
509	Owner-occupied dwellings	\$3,309,093
431	Real estate	\$2,217,806
405	Food and beverage stores	\$1,877,252
38	Commercial and institutional buildings	\$1,403,290
401	Motor vehicle and parts dealers	\$1,397,722
404	Building material and garden supply stores	\$1,295,260
410	General merchandise stores	\$1,211,202
481	Food services and drinking places	\$1,135,912

**TABLE E-17**  
**EMPLOYMENT**

<b>Type of Impact</b>	<b>Employment</b>	<b>Planning Period Impact</b>
Direct	6,111.7	91,675.5
Indirect	2,579.5	38,692.5
Induced	2,521.2	37,818.0
Total	11,212.4	168,186.0

**TABLE E-18**  
**TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b># of Annual Jobs Created</b>
33	New residential 1-unit structures- nonfarm	3,224.2
34	New multifamily housing structures- nonfarm	1,476.9
38	Commercial and institutional buildings	1,410.5
481	Food services and drinking places	389.1
405	Food and beverage stores	276.8
439	Architectural and engineering services	273.7
410	General merchandise stores	234.7
390	Wholesale trade	231.0
411	Miscellaneous store retailers	180.4
454	Employment services	160.5

**TABLE E-19**  
**NO ACTION – CONSTRUCTION COSTS**

<b>Land Use Category</b>	<b>Implan Sector Used</b>	<b>2004 Construction Cost*</b>
Single Family Housing Units	33	\$530,460,000
Multi-Family Housing Units	34	\$172,594,800
Non-Residential	38	\$155,769,167
Total		\$858,823,967

\*2004 Construction Costs were used as inputs into Implan, and were adjusted to 2001 dollars (the year of the Implan data for Clark County) using the built-in Implan Deflator option. The Implan model was run on an Industry basis, and assuming that 100% of the construction expenditure would be local (would occur in Clark County, NV.)

**TABLE E-20**  
**TOTAL OUTPUT\***

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
Impact 2004 dollars	\$858,824,160	\$263,262,542	\$275,349,487	\$1,397,436,189
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$878,580,137	\$269,318,507	\$281,683,494	\$1,429,582,138
2006	\$894,740,027	\$275,513,780	\$288,163,205	\$1,462,467,556
2007	\$911,238,399	\$280,594,059	\$293,476,730	\$1,489,434,421
2008	\$928,083,000	\$285,780,950	\$298,901,764	\$1,516,967,204
2009	\$945,281,768	\$291,076,900	\$304,440,861	\$1,545,078,879
2010	\$962,842,836	\$296,484,410	\$310,096,642	\$1,573,782,738
2011	\$980,774,536	\$302,006,048	\$315,871,790	\$1,603,092,403
2012	\$999,085,408	\$307,644,443	\$321,769,056	\$1,633,021,830
2013	\$1,017,784,202	\$313,402,289	\$327,791,257	\$1,663,585,321
2014	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0
Planning Period Impact (2004 dollars)	\$12,023,538,240	\$3,685,675,588	\$3,854,892,818	\$19,564,106,646
Planning Period Impact (w/annual inflation adjustment)	\$9,377,234,473	\$2,885,083,927	\$3,017,544,286	\$15,314,448,678

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.



**TABLE E-21  
TOTAL OUTPUT  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
33	New residential 1-unit structures- nonfarm	\$530,460,128
34	New multifamily housing structures- nonfarm	\$172,594,832
38	Commercial and institutional buildings	\$155,769,200
390	Wholesale trade	\$37,460,544
439	Architectural and engineering services	\$35,303,468
509	Owner-occupied dwellings	\$25,834,054
481	Food services and drinking places	\$20,819,170
431	Real estate	\$20,527,054
405	Food and beverage stores	\$20,431,394
465	Offices of physicians- dentists- and other health	\$18,329,182

**TABLE E-22  
VALUE-ADDED\***

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
Impact in 2004 dollars	\$375,829,688	\$165,064,122	\$167,137,983	\$708,031,796
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$384,475,093	\$168,861,178	\$170,982,745	\$724,319,018
2006	\$391,546,816	\$172,745,579	\$174,915,949	\$740,980,904
2007	\$398,766,661	\$175,930,885	\$178,141,275	\$754,644,066
2008	\$406,138,021	\$179,183,037	\$181,434,287	\$768,593,960
2009	\$413,664,366	\$182,503,567	\$184,796,536	\$782,837,157
2010	\$421,349,258	\$185,894,045	\$188,229,613	\$797,380,394
2011	\$429,196,342	\$189,356,081	\$191,735,145	\$812,230,571
2012	\$437,209,355	\$192,891,322	\$195,314,804	\$827,394,759
2013	\$445,392,127	\$196,501,459	\$198,970,298	\$842,880,206
2014	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0
Planning Period Impact (2004 dollars)	\$5,261,615,632	\$2,310,897,708	\$2,339,931,762	\$9,912,445,144
Planning Period Impact (w/annual inflation ad- justment)	\$4,103,567,727	\$1,808,931,274	\$1,831,658,635	\$7,759,292,831

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.

**TABLE E-23  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
33	New residential 1-unit structures- nonfarm	\$216,339,696
34	New multifamily housing structures- nonfarm	\$82,930,512
38	Commercial and institutional buildings	\$76,559,480
439	Architectural and engineering services	\$26,330,950
390	Wholesale trade	\$25,154,092
509	Owner-occupied dwellings	\$20,069,882
431	Real estate	\$14,310,102
465	Offices of physicians- dentists- and other health	\$13,878,876
405	Food and beverage stores	\$12,845,025
481	Food services and drinking places	\$11,119,860

**TABLE E-24  
INDIRECT BUSINESS TAXES\***

<b>Type of Impact</b>	<b>Direct</b>	<b>Indirect</b>	<b>Induced</b>	<b>Total</b>
Impact in 2004 dollars	\$6,823,073	\$15,886,596	\$16,848,007	\$39,557,677
Inflator	1.023003518	1.023003518	1.023003518	1.023003518
2005	\$6,980,028	\$16,252,044	\$17,235,570	\$40,467,643
2006	\$7,108,413	\$16,625,898	\$17,632,049	\$41,398,541
2007	\$7,239,487	\$16,932,468	\$17,957,172	\$42,161,901
2008	\$7,373,312	\$17,245,471	\$18,289,117	\$42,941,280
2009	\$7,509,950	\$17,565,055	\$18,628,042	\$43,737,046
2010	\$7,649,467	\$17,891,372	\$18,974,106	\$44,549,576
2011	\$7,791,928	\$18,224,576	\$19,327,474	\$45,379,254
2012	\$7,937,402	\$18,564,825	\$19,688,315	\$46,226,476
2013	\$8,085,958	\$18,912,282	\$20,056,799	\$47,091,646
2014	\$0	\$0	\$0	\$0
2015	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0
2017	\$0	\$0	\$0	\$0
2018	\$0	\$0	\$0	\$0
Planning Period Impact (2004 dollars)	\$95,523,022	\$222,412,344	\$235,872,098	\$553,807,478
Planning Period Impact (w/annual inflation adjustment)	\$74,499,017	\$174,100,586	\$184,636,651	\$433,511,039

\*Impacts expressed in 2001 dollars were converted to 2004 (inflation adjusted) dollars for the first project year (2004) using Implan's built-in Deflator. All impacts for 2005 to 2018 are expressed in inflation-adjusted dollars for each particular year using the average annual percentage increase in the CPI from 1998 to 2003.

**TABLE E-25  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b>Total Impact (2004 \$)</b>
390	Wholesale trade	\$6,961,307
33	New residential 1-unit structures- nonfarm	\$4,490,179
509	Owner-occupied dwellings	\$3,677,796
431	Real estate	\$2,464,916
405	Food and beverage stores	\$2,086,417
38	Commercial and institutional buildings	\$1,559,647
401	Motor vehicle and parts dealers	\$1,553,457
404	Building material and garden supply stores	\$1,439,579
410	General merchandise stores	\$1,346,156
481	Food services and drinking places	\$1,262,477

**TABLE E-26  
EMPLOYMENT**

<b>Type of Impact</b>	<b>Employment</b>	<b>Planning Period Impact</b>
Direct	6,792.7	67,927.0
Indirect	2,866.9	28,669.0
Induced	2,802.1	28,021.0
Total	12,461.7	124,617.0

**TABLE E-27  
TOP 10 IMPLAN INDUSTRY SECTORS IMPACTED**

<b>Sector #</b>	<b>Sector Name</b>	<b># of Annual Jobs Created</b>
33	New residential 1-unit structures- nonfarm	3,583.5
34	New multifamily housing structures- nonfarm	1,641.5
38	Commercial and institutional buildings	1,567.7
481	Food services and drinking places	432.4
405	Food and beverage stores	307.6
439	Architectural and engineering services	304.2
410	General merchandise stores	260.9
390	Wholesale trade	256.7
411	Miscellaneous store retailers	200.5
454	Employment services	178.4

**TABLE E-28**  
**PROPOSED ACTION – REAL PROPERTY TAX COLLECTION FROM LAND DISPOSAL**  
**BY LAND USE CATEGORY**

**Summary of Property Tax Impacts**

<b>Land Use Category</b>	<b>Total Property Tax Collected During Planning Period</b>	<b>Avg. Annual Property Tax Collected</b>
Undeveloped Land	\$1,521,539,143	\$101,435,943
Single-Family Residential Units	\$2,178,741,922	\$145,249,461
Multi-Family Residential Units	\$570,682,716	\$38,045,514
Non-Residential Development	\$273,139,349	\$18,209,290
Total	\$4,544,103,130	\$302,940,209

**TABLE E-29**  
**PROPOSED ACTION**  
**UNDEVELOPED LAND – REAL PROPERTY TAX COLLECTED**

	<b>Acres Sold</b>	<b>Cumulative Acres Sold</b>	<b>Acres Developed</b>	<b>Cumulative Acres Developed</b>	<b>Cumulative Acres Undeveloped</b>	<b>Value per acre of undeveloped land*</b>	<b>Value of cumulative undeveloped land</b>	<b>Property tax rate per \$100 of assessed value</b>	<b>Property Tax Collected for Cumulative Acres of Undeveloped Land</b>
2004	4000	4000	1330	1330	2670	\$94,000	\$250,980,000	\$2.950	\$7,403,910
2005	4000	8000	1330	2660	5340	\$100,580	\$537,097,200	\$2.950	\$15,844,367
2006	4000	12000	1330	3990	8010	\$107,621	\$862,041,006	\$2.950	\$25,430,210
2007	4000	16000	1330	5320	10680	\$115,154	\$1,229,845,169	\$2.950	\$36,280,432
2008	4000	20000	1330	6650	13350	\$123,215	\$1,644,917,913	\$2.950	\$48,525,078
2009	4000	24000	1330	7980	16020	\$131,840	\$2,112,074,600	\$2.950	\$62,306,201
2010	4000	28000	1330	9310	18690	\$141,069	\$2,636,573,126	\$2.950	\$77,778,907
2011	4000	32000	1330	10640	21360	\$150,943	\$3,224,152,280	\$2.950	\$95,112,492
2012	4000	36000	1330	11970	24030	\$161,510	\$3,881,073,307	\$2.950	\$114,491,663
2013	4000	40000	1330	13300	26700	\$172,815	\$4,614,164,931	\$2.950	\$136,117,865
2014	4000	44000	1330	14630	29370	\$184,912	\$5,430,872,124	\$2.950	\$160,210,728
2015	2701	46701	1330	15960	30741	\$197,856	\$6,082,293,863	\$2.950	\$176,427,669
2016	0	46701	1330	17290	28081	\$211,706	\$6,266,485,411	\$2.950	\$183,681,321
2017	0	46701	1330	18620	26751	\$226,525	\$6,361,060,600	\$2.950	\$187,651,288
2018	0	46701	1330	19950	0	\$242,382	\$6,483,966,503	\$2.950	\$191,277,012
2019	0	0	0	0	0	0	\$0	\$0.0000	\$0
Total for Planning Period (2004 dollars)									\$1,521,539,143
Average Annual for Planning Period (2004 dollars)									\$101,435,943

\*Average value per acre based on BLM land sold in Clark County as of April 30, 2004. BLM, 2004. Land values were assumed to appreciate by 7.0% per year (a very conservative assumption for Clark County).

**TABLE E-30**  
**PROPOSED ACTION**  
**SINGLE FAMILY RESIDENTIAL UNITS – REAL PROPERTY TAX COLLECTED**

	# of Occupied SF Residential Units	Cumulative # of Occupied SF Residential Units	Average Value of SF Residential Units (assumes 7% apprec./year)	Cumulative Value of Occupied SF Residential Units	Taxable Amount of Cumulative SF Residential Property Value	Property tax rate per \$100 of assessed value	Property Tax Collected for Cumulative # of Occupied SF Residential Units
2004	4,286	4,286	\$212,000	\$908,632,000	\$318,021,200	\$2.9500	\$9,381,625
2005	4,286	8,572	\$226,840	\$1,944,472,480	\$680,565,368	\$2.9500	\$20,076,678
2006	4,286	12,858	\$242,719	\$3,120,878,330	\$1,092,307,416	\$2.9500	\$32,223,069
2007	4,286	17,144	\$259,709	\$4,452,453,085	\$1,558,358,580	\$2.9500	\$45,971,578
2008	4,286	21,430	\$277,889	\$5,955,156,001	\$2,084,304,600	\$2.9500	\$61,486,986
2009	4,286	25,716	\$297,341	\$7,646,420,305	\$2,676,247,107	\$2.9500	\$78,949,290
2010	4,286	30,002	\$318,155	\$9,545,281,347	\$3,340,848,472	\$2.9500	\$98,555,030
2011	4,286	34,288	\$340,426	\$11,672,515,476	\$4,085,380,417	\$2.9500	\$120,518,722
2012	4,286	38,574	\$364,255	\$14,050,790,505	\$4,917,776,677	\$2.9500	\$145,074,412
2013	4,286	42,860	\$389,753	\$16,704,828,711	\$5,846,690,049	\$2.9500	\$172,477,356
2014	4,286	47,146	\$417,036	\$19,661,583,393	\$6,881,554,187	\$2.9500	\$203,005,849
2015	4,286	51,432	\$446,229	\$22,950,430,069	\$8,032,650,524	\$2.9500	\$236,963,190
2016	4,286	55,718	\$477,465	\$26,603,373,522	\$9,311,180,733	\$2.9500	\$274,679,832
2017	4,286	60,004	\$510,887	\$30,655,271,951	\$10,729,345,183	\$2.9500	\$316,515,683
2018	4,286	64,290	\$546,649	\$35,144,079,629	\$12,300,427,870	\$2.9500	\$362,862,622
2019	0	0	\$0	\$0	\$0	\$0.0000	\$0
Total for Planning Period (2004 \$)							\$2,178,741,922
Average Annual for Planning Period (2004 \$)							\$145,249,461

**TABLE E-31**  
**PROPOSED ACTION**  
**MULTI-FAMILY RESIDENTIAL UNITS – REAL PROPERTY TAX COLLECTED**

	# of Occupied MF Residential Units	Cumulative # of Occupied MF Residential Units	Average Value of MF Residential Units (assumes 7% apprec./year)	Cumulative Value of Occupied MF Residential Units	Taxable Amount of Cumulative MF Residential Property Value	Property tax rate per \$100 of assessed value	Property Tax Collected for Cumulative # of Occupied MF Residential Units
2004	2,800	2,800	\$85,000	\$238,000,000	\$83,300,000	\$2.950	\$2,457,350
2005	2,800	5,600	\$90,950	\$509,320,000	\$178,262,000	\$2.950	\$5,258,729
2006	2,800	8,400	\$97,317	\$817,458,600	\$286,110,510	\$2.950	\$8,440,260
2007	2,800	11,200	\$104,129	\$1,166,240,936	\$408,184,328	\$2.950	\$12,041,438
2008	2,800	14,000	\$111,418	\$1,559,847,252	\$545,946,538	\$2.950	\$16,105,423
2009	2,800	16,800	\$119,217	\$2,002,843,871	\$700,995,355	\$2.950	\$20,679,363
2010	2,800	19,600	\$127,562	\$2,500,216,766	\$875,075,868	\$2.950	\$25,814,738
2011	2,800	22,400	\$136,491	\$3,057,407,931	\$1,070,092,776	\$2.950	\$31,567,737
2012	2,800	25,200	\$146,046	\$3,680,354,797	\$1,288,124,179	\$2.950	\$37,999,663
2013	2,800	28,000	\$156,269	\$4,375,532,926	\$1,531,436,524	\$2.950	\$45,177,377
2014	2,800	30,800	\$167,208	\$5,150,002,253	\$1,802,500,789	\$2.950	\$53,173,773
2015	2,800	33,600	\$178,912	\$6,011,457,176	\$2,104,010,012	\$2.950	\$62,068,295
2016	2,800	36,400	\$191,436	\$6,968,280,776	\$2,438,898,272	\$2.950	\$71,947,499
2017	2,800	39,200	\$204,837	\$8,029,603,541	\$2,810,361,239	\$2.950	\$82,905,657
2018	2,800	42,000	\$219,175	\$9,205,366,916	\$3,221,878,421	\$2.950	\$95,045,413
2019	0	0	\$0	\$0	\$0	\$2.950	\$0
Total for Planning Period (2004 \$)							\$570,682,716
Average Annual for Planning Period (2004 \$)							\$38,045,514

**TABLE E-32**  
**PROPOSED ACTION**  
**NON-RESIDENTIAL DEVELOPMENT - REAL PROPERTY TAX COLLECTED**

	<b>Property Value of Non-Residential Development (assumes property value = construction value + 7% appreciation/year)</b>	<b>Cumulative Property Value of Non-Residential Development</b>	<b>Taxable Amount of Cumulative MF Residential Property Value</b>	<b>Property tax rate per \$100 of assessed value</b>	<b>Property Tax Collected for Cumulative Non-Residential Development</b>
2004	\$155,769,167	\$155,769,167	\$54,519,208	\$2.9500	\$1,608,317
2005	\$166,673,009	\$322,442,176	\$112,854,761	\$2.9500	\$3,329,215
2006	\$178,340,119	\$500,782,295	\$175,273,803	\$2.9500	\$5,170,577
2007	\$190,823,928	\$691,606,223	\$242,062,178	\$2.9500	\$7,140,834
2008	\$204,181,603	\$895,787,825	\$313,525,739	\$2.9500	\$9,249,009
2009	\$218,474,315	\$1,114,262,140	\$389,991,749	\$2.9500	\$11,504,757
2010	\$233,767,517	\$1,348,029,657	\$471,810,380	\$2.9500	\$13,918,406
2011	\$250,131,243	\$1,598,160,900	\$559,356,315	\$2.9500	\$16,501,011
2012	\$267,640,430	\$1,865,801,330	\$653,030,465	\$2.9500	\$19,264,399
2013	\$286,375,260	\$2,152,176,590	\$753,261,806	\$2.9500	\$22,221,223
2014	\$306,421,528	\$2,458,598,118	\$860,509,341	\$2.9500	\$25,385,026
2015	\$327,871,035	\$2,786,469,153	\$975,264,204	\$2.9500	\$28,770,294
2016	\$350,822,008	\$3,137,291,161	\$1,098,051,906	\$2.9500	\$32,392,531
2017	\$375,379,548	\$3,512,670,709	\$1,229,434,748	\$2.9500	\$36,268,325
2018	\$401,656,117	\$3,914,326,826	\$1,370,014,389	\$2.9500	\$40,415,424
2019	\$0	\$0	\$0	\$0.0000	\$0
Total Planning Period (2004 \$)					\$273,139,349
Average Annual for Planning Period (2004 \$)					\$18,209,290

**TABLE E-33**  
**CONSERVATION TRANSFER ALTERNATIVE – REAL PROPERTY TAX COLLECTION**  
**FROM LAND DISPOSAL BY LAND USE CATEGORY**

**Summary of Property Tax Impacts**

<b>Land Use Category</b>	<b>Total Property Tax Collected During Planning Period</b>	<b>Avg. Annual Property Tax Collected</b>
Undeveloped Land	\$1,539,936,734	\$102,662,449
Single-Family Residential Units	\$1,960,156,055	\$130,677,070
Multi-Family Residential Units	\$513,410,629	\$34,227,375
Non-Residential Development	\$245,756,856	\$16,383,790
Total	\$4,259,260,274	\$283,950,685

**TABLE E-34**  
**CONSERVATION TRANSFER**  
**UNDEVELOPED LAND – REAL PROPERTY TAX COLLECTED**

	<b>Acres Sold</b>	<b>Cumulative Acres Sold</b>	<b>Acres Developed</b>	<b>Cumulative Acres Developed</b>	<b>Cumulative Acres Undeveloped</b>	<b>Value per acre of undeveloped land*</b>	<b>Value of cumulative undeveloped land</b>	<b>Property tax rate per \$100 of assessed value</b>	<b>Property Tax Collected for Cumulative Acres of Undeveloped Land</b>
2004	4000	4000	1330	1330	2670	\$94,000	\$250,980,000	\$2.9500	\$7,403,910
2005	4000	8000	1330	2660	5340	\$100,580	\$537,097,200	\$2.9500	\$15,844,367
2006	4000	12000	1330	3990	8010	\$107,621	\$862,041,006	\$2.9500	\$25,430,210
2007	4000	16000	1330	5320	10680	\$115,154	\$1,229,845,169	\$2.9500	\$36,280,432
2008	4000	20000	1330	6650	13350	\$123,215	\$1,644,917,913	\$2.9500	\$48,525,078
2009	4000	24000	1330	7980	16020	\$131,840	\$2,112,074,600	\$2.9500	\$62,306,201
2010	4000	28000	1330	9310	18690	\$141,069	\$2,636,573,126	\$2.9500	\$77,778,907
2011	4000	32000	1330	10640	21360	\$150,943	\$3,224,152,280	\$2.9500	\$95,112,492
2012	4000	36000	1330	11970	24030	\$161,510	\$3,881,073,307	\$2.9500	\$114,491,663
2013	4000	40000	1330	13300	26700	\$172,815	\$4,614,164,931	\$2.9500	\$136,117,865
2014	4000	44000	1330	14630	29370	\$184,912	\$5,430,872,124	\$2.9500	\$160,210,728
2015	2701	46,701	1330	15960	30741	\$197,856	\$6,082,293,863	\$2.9500	\$179,427,669
2016	0	46,701	1330	17290	29411	\$211,706	\$6,226,485,441	\$2.9500	\$183,681,321
2017	0	46,701	1330	17290	29411	\$226,525	\$6,662,339,422	\$2.9500	\$196,539,013
2018	0	46,701	1330	18620	28081	\$242,382	\$6,806,334,842	\$2.9500	\$200,786,878
2019	0	0	0	0	0	\$0	\$0	\$0.0000	\$0
Total for Planning Period (2004 \$)									\$1,539,936,734
Average Annual for Planning Period (2004 \$)									\$102,662,449

\*Average value per acre based on BLM land sold in Clark County as of April 30, 2004. BLM, 2004. Land values were assumed to appreciate by 7.0% per year (a very conservative assumption for Clark County).



**TABLE E-35**  
**CONSERVATION TRANSFER**  
**SINGLE FAMILY RESIDENTIAL UNITS – REAL PROPERTY TAX COLLECTED**

	# of Occupied SF Residential Units	Cumulative # of Occupied SF Residential Units	Average Value of SF Residential Units (assumes 7% apprec./year)	Cumulative Value of Occupied SF Residential Units	Taxable Amount of Cumulative SF Residential Property Value	Property tax rate per \$100 of assessed value	Property Tax Collected for Cumulative # of Occupied SF Residential Units
2004	3,856	3,856	\$212,000	\$817,472,000	\$286,115,200	\$2.9500	\$8,440,398
2005	3,856	7,712	\$226,840	\$1,749,390,080	\$612,286,528	\$2.9500	\$18,062,453
2006	3,856	11,568	\$242,719	\$2,807,771,078	\$982,719,877	\$2.9500	\$28,990,236
2007	3,856	15,424	\$259,709	\$4,005,753,405	\$1,402,013,692	\$2.9500	\$41,359,404
2008	3,856	19,280	\$277,889	\$5,357,695,179	\$1,875,193,313	\$2.9500	\$55,318,203
2009	3,856	23,136	\$297,341	\$6,879,280,610	\$2,407,748,214	\$2.9500	\$71,028,572
2010	3,856	26,992	\$318,155	\$8,587,635,295	\$3,005,672,353	\$2.9500	\$88,667,334
2011	3,856	30,848	\$340,426	\$10,501,451,161	\$3,675,507,906	\$2.9500	\$108,427,483
2012	3,856	34,704	\$364,255	\$12,641,121,835	\$4,424,392,642	\$2.9500	\$130,519,583
2013	3,856	38,560	\$389,753	\$15,028,889,293	\$5,260,111,253	\$2.9500	\$155,173,282
2014	3,856	42,416	\$417,036	\$17,689,002,698	\$6,191,150,944	\$2.9500	\$182,638,953
2015	3,856	46,272	\$446,229	\$20,647,890,422	\$7,226,761,648	\$2.9500	\$213,189,469
2016	3,856	50,128	\$477,465	\$23,934,346,314	\$8,377,021,210	\$2.9500	\$247,122,126
2017	3,856	53,984	\$510,887	\$27,579,731,368	\$9,652,905,979	\$2.9500	\$284,760,726
2018	3,856	57,840	\$546,649	\$31,618,192,032	\$11,066,367,211	\$2.9500	\$326,457,833
2019	0	0	\$0	\$0	\$0	\$0.0000	\$0
Total for Planning Period (2004 dollars)							\$1,960,156,055
Average Annual for Planning Period (2004 dollars)							\$130,677,070

**TABLE E-36**  
**CONSERVATION TRANSFER**  
**MULTI-FAMILY RESIDENTIAL UNITS – REAL PROPERTY TAX COLLECTED**

	<b># of Occupied MF Residential Units</b>	<b>Cumulative # of Occupied MF Residential Units</b>	<b>Average Value of MF Residential Units (assumes 7% apprec./year)</b>	<b>Cumulative Value of Occu- pied MF Resi- dential Units</b>	<b>Taxable Amount of Cumulative MF Residential Property Value</b>	<b>Property tax rate per \$100 of as- sessed value</b>	<b>Property Tax Collected for Cumulative # of Occupied MF Residential Units</b>
2004	2,519	2,519	\$85,000	\$214,115,000	\$74,940,250	\$2.9500	\$2,210,737
2005	2,519	5,038	\$90,950	\$458,206,100	\$160,372,135	\$2.9500	\$4,730,978
2006	2,519	7,557	\$97,317	\$735,420,791	\$257,397,277	\$2.9500	\$7,593,220
2007	2,519	10,076	\$104,129	\$1,049,200,328	\$367,220,115	\$2.9500	\$10,832,993
2008	2,519	12,595	\$111,418	\$1,403,305,438	\$491,156,903	\$2.9500	\$14,489,129
2009	2,519	15,114	\$119,217	\$1,801,844,183	\$630,645,464	\$2.9500	\$18,604,041
2010	2,519	17,633	\$127,562	\$2,249,302,155	\$787,255,754	\$2.9500	\$23,224,045
2011	2,519	20,152	\$136,491	\$2,750,575,207	\$962,701,322	\$2.9500	\$28,399,689
2012	2,519	22,671	\$146,046	\$3,311,004,905	\$1,158,851,717	\$2.9500	\$34,186,126
2013	2,519	25,190	\$156,269	\$3,936,416,943	\$1,377,745,930	\$2.9500	\$40,643,505
2014	2,519	27,709	\$167,208	\$4,633,162,742	\$1,621,606,960	\$2.9500	\$47,837,405
2015	2,519	30,228	\$178,912	\$5,408,164,509	\$1,892,857,578	\$2.9500	\$55,839,299
2016	2,519	32,747	\$191,436	\$6,268,964,027	\$2,194,137,409	\$2.9500	\$64,727,054
2017	2,519	35,266	\$204,837	\$7,223,775,471	\$2,528,321,415	\$2.9500	\$74,585,482
2018	2,519	37,785	\$219,175	\$8,281,542,594	\$2,898,539,908	\$2.9500	\$85,506,927
2019	0	0	\$0	\$0	\$0	\$0.0000	\$0
Total for Planning Period (2004 dollars)							\$513,410,629
Average Annual for Planning Period (2004 dollars)							\$34,227,375

**TABLE E-37**  
**CONSERVATION TRANSFER**  
**NON-RESIDENTIAL DEVELOPMENT – REAL PROPERTY TAX COLLECTED**

	<b>Property Value of Non-Residential Development (assumes property value = construction value + 7% appreciation/year)</b>	<b>Cumulative Property Value of Non-Residential Development</b>	<b>Taxable Amount of Cumulative MF Residential Property Value</b>	<b>Property tax rate per \$100 of assessed value</b>	<b>Property Tax Collected for Cumulative Non-Residential Development</b>
2004	\$140,153,152	\$140,153,152	\$49,053,603	\$2.9500	\$1,447,081
2005	\$149,963,873	\$290,117,025	\$101,540,959	\$2.9500	\$2,995,458
2006	\$160,461,344	\$450,578,368	\$157,702,429	\$2.9500	\$4,652,222
2007	\$171,693,638	\$622,272,006	\$217,795,202	\$2.9500	\$6,424,958
2008	\$183,712,192	\$805,984,199	\$282,094,470	\$2.9500	\$8,321,787
2009	\$196,572,046	\$1,002,556,244	\$350,894,686	\$2.9500	\$10,351,393
2010	\$210,332,089	\$1,212,888,334	\$424,510,917	\$2.9500	\$12,523,072
2011	\$225,055,335	\$1,437,943,669	\$503,280,284	\$2.9500	\$14,846,768
2012	\$240,809,209	\$1,678,752,878	\$587,563,507	\$2.9500	\$17,333,123
2013	\$257,665,853	\$1,936,418,731	\$677,746,556	\$2.9500	\$19,993,523
2014	\$275,702,463	\$2,212,121,194	\$774,242,418	\$2.9500	\$22,840,151
2015	\$295,001,636	\$2,507,122,830	\$877,492,991	\$2.9500	\$25,886,043
2016	\$315,651,750	\$2,822,774,580	\$987,971,103	\$2.9500	\$29,145,148
2017	\$337,747,373	\$3,160,521,953	\$1,106,182,683	\$2.9500	\$32,632,389
2018	\$361,389,689	\$3,521,911,641	\$1,232,669,074	\$2.9500	\$36,363,738
2019	\$0	\$0	\$0	\$0.0000	\$0
Total Planning Period (2004 \$)					\$245,756,856
Average Annual for Planning Period (2004 \$)					\$16,383,790

**TABLE E-38**  
**NO ACTION – REAL PROPERTY TAX COLLECTION FROM LAND DISPOSAL BY LAND USE CATEGORY**

**Summary of Property Tax Impacts**

<b>Land Use Category</b>	<b>Total Property Tax Collected During Planning Period</b>	<b>Avg. Annual Property Tax Collected</b>
Undeveloped Land	\$168,925,110	\$11,261,674
Single-Family Residential Units	\$2,154,551,081	\$143,636,739
Multi-Family Residential Units	\$564,346,355	\$37,623,090
Non-Residential Development	\$268,992,250	\$17,932,817
Total	\$3,156,814,795	\$210,454,320

**TABLE E-39**  
**NO ACTION – UNDEVELOPED LAND – REAL PROPERTY TAX COLLECTED**

	Acres Sold	Cumulative Acres Sold	Acres Developed	Cumulative Acres Developed	Cumulative Acres Undeveloped	Value per acre of undeveloped land*	Value of cumulative undeveloped land	Property tax rate per \$100 of assessed value	Property Tax Collected for Cumulative Acres of Undeveloped Land
2004	4,000	12,332	1330	1330	11,002	\$94,000	\$1,034,188,000	\$2.9500	\$30,508,546
2005	0	12,332	1330	2660	9,672	\$100,580	\$972,809,760	\$2.9500	\$28,697,888
2006	0	12,332	1330	3990	8,342	\$107,621	\$897,771,045	\$2.9500	\$26,484,246
2007	0	12,332	1330	5320	7,012	\$115,154	\$807,460,143	\$2.9500	\$23,820,074
2008	0	12,332	1330	6650	5,682	\$123,215	\$700,106,635	\$2.9500	\$20,653,146
2009	0	12,332	1330	7980	4,352	\$131,840	\$573,767,082	\$2.9500	\$16,926,129
2010	0	12,332	1330	9310	3,022	\$141,069	\$426,309,470	\$2.9500	\$12,576,129
2011	0	12,332	1330	10640	1,692	\$150,943	\$255,396,332	\$2.9500	\$7,534,192
2012	0	12,332	1330	11970	362	\$161,510	\$58,466,439	\$2.9500	\$1,724,760
2013	0	12,332	1330	13300	0	\$0	\$0	\$2.9500	\$0
2014	0	12,332	0	14630	0	\$0	\$0	\$2.9500	\$0
2015	0	12,332	0	15960	0	\$0	\$0	\$2.9500	\$0
2016	0	12,332	0	17290	0	\$0	\$0	\$2.9500	\$0
2017	0	12,332	0	17290	0	\$0	\$0	\$2.9500	\$0
2018	0	12,332	0	17290	0	\$0	\$0	\$2.9500	\$0
2019	0	0	0	0	0	\$0	\$0	\$2.9500	\$0
Total for Planning Period (2004 dollars)									\$168,925,110
Average Annual for Planning Period (2004 dollars)									\$11,261,674

\*Average value per acre based on BLM land sold in Clark County as of April 30, 2004. BLM, 2004. Land values were assumed to appreciate by 7.0% per year (a very conservative assumption for Clark County).

**TABLE E-40**  
**NO ACTION – SINGLE FAMILY RESIDENTIAL UNITS – REAL PROPERTY TAX COLLECTED**

	<b># of Occupied SF Residential Units</b>	<b>Cumulative # of Occupied SF Residential Units</b>	<b>Average Value of SF Residential Units (assumes 7% apprec./year)</b>	<b>Cumulative Value of Occupied SF Residential Units</b>	<b>Taxable Amount of Cumulative SF Residential Property Value</b>	<b>Property tax rate per \$100 of assessed value</b>	<b>Property Tax Collected for Cumulative # of Occupied SF Residential Units</b>
2004	4,286	4,286	\$212,000	\$908,632,000	\$318,021,200	\$2.9500	\$9,381,625
2005	4,286	8,572	\$226,840	\$1,944,472,480	\$680,565,368	\$2.9500	\$20,076,678
2006	4,286	12,858	\$242,719	\$3,120,878,330	\$1,092,307,416	\$2.9500	\$32,223,069
2007	4,286	17,144	\$259,709	\$4,452,453,085	\$1,558,358,580	\$2.9500	\$45,971,578
2008	4,286	21,430	\$277,889	\$5,955,156,001	\$2,084,304,600	\$2.9500	\$61,486,986
2009	4,286	25,716	\$297,341	\$7,646,420,305	\$2,676,247,107	\$2.9500	\$78,949,290
2010	4,286	30,002	\$318,155	\$9,545,281,347	\$3,340,848,472	\$2.9500	\$98,555,030
2011	4,286	34,288	\$340,426	\$11,672,515,476	\$4,085,380,417	\$2.9500	\$120,518,722
2012	4,286	38,574	\$364,255	\$14,050,790,505	\$4,917,776,677	\$2.9500	\$145,074,412
2013	4,286	42,860	\$389,753	\$16,704,828,711	\$5,846,690,049	\$2.9500	\$172,477,356
2014	4,286	47,146	\$417,036	\$19,661,583,393	\$6,881,554,187	\$2.9500	\$203,005,849
2015	4,286	51,432	\$446,229	\$22,950,430,069	\$8,032,650,524	\$2.9500	\$236,963,190
2016	4,286	55,718	\$477,465	\$26,603,373,522	\$9,311,180,733	\$2.9500	\$274,679,832
2017	4,286	60,004	\$510,887	\$30,655,271,951	\$10,729,345,183	\$2.9500	\$316,515,683
2018	0	60,004	\$546,649	\$32,801,140,988	\$11,480,399,346	\$2.9500	\$338,671,781
2019	0	0	\$0	\$0	\$0	\$2.9500	\$0
Total for Planning Period (2004 dollars)							\$2,154,551,081
Average Annual for Planning Period (2004 dollars)							\$143,636,739

**TABLE E-41**  
**NO ACTION – MULTI-FAMILY RESIDENTIAL UNITS - REAL PROPERTY TAX COLLECTED**

	# of Occupied MF Residential Units	Cumulative # of Occupied MF Residential Units	Average Value of MF Residential Units (assumes 7% apprec./year)	Cumulative Value of Occupied MF Residential Units	Taxable Amount of Cumulative MF Residential Property Value	Property tax rate per \$100 of assessed value	Property Tax Collected for Cumulative # of Occupied MF Residential Units
2004	2,800	2,800	\$85,000	\$238,000,000	\$83,300,000	\$2.9500	\$2,457,350
2005	2,800	5,600	\$90,950	\$509,320,000	\$178,262,000	\$2.9500	\$5,258,729
2006	2,800	8,400	\$97,317	\$817,458,600	\$286,110,510	\$2.9500	\$8,440,260
2007	2,800	11,200	\$104,129	\$1,166,240,936	\$408,184,328	\$2.9500	\$12,041,438
2008	2,800	14,000	\$111,418	\$1,559,847,252	\$545,946,538	\$2.9500	\$16,105,423
2009	2,800	16,800	\$119,217	\$2,002,843,871	\$700,995,355	\$2.9500	\$20,679,363
2010	2,800	19,600	\$127,562	\$2,500,216,766	\$875,075,868	\$2.9500	\$25,814,738
2011	2,800	22,400	\$136,491	\$3,057,407,931	\$1,070,092,776	\$2.9500	\$31,567,737
2012	2,800	25,200	\$146,046	\$3,680,354,797	\$1,288,124,179	\$2.9500	\$37,999,663
2013	2,800	28,000	\$156,269	\$4,375,532,926	\$1,531,436,524	\$2.9500	\$45,177,377
2014	2,800	30,800	\$167,208	\$5,150,002,253	\$1,802,500,789	\$2.9500	\$53,173,773
2015	2,800	33,600	\$178,912	\$6,011,457,176	\$2,104,010,012	\$2.9500	\$62,068,295
2016	2,800	36,400	\$191,436	\$6,968,280,776	\$2,438,898,272	\$2.9500	\$71,947,499
2017	2,800	39,200	\$204,837	\$8,029,603,541	\$2,810,361,239	\$2.9500	\$82,905,657
2018	0	39,200	\$219,175	\$8,591,675,788	\$3,007,086,526	\$2.9500	\$88,709,053
2019	0	0	\$0	\$0	\$0	\$2.9500	\$0
Total for Planning Period (2004 dollars)							\$564,346,355
Average Annual for Planning Period (2004 dollars)							\$37,623,090

**TABLE E-42**  
**NO ACTION – NON-RESIDENTIAL DEVELOPMENT – REAL PROPERTY TAX COLLECTED**

	<b>Property Value of Non-Residential Development (assumes property value = construction value + 7% appreciation/year)</b>	<b>Cumulative Property Value of Non-Residential Development</b>	<b>Taxable Amount of Cumulative MF Residential Property Value</b>	<b>Property tax rate per \$100 of assessed value</b>	<b>Property Tax Collected for Cumulative Non-Residential Development</b>
2004	\$155,769,167	\$155,769,167	\$54,519,208	\$2.9500	\$1,608,317
2005	\$166,673,009	\$322,442,176	\$112,854,761	\$2.9500	\$3,329,215
2006	\$178,340,119	\$500,782,295	\$175,273,803	\$2.9500	\$5,170,577
2007	\$190,823,928	\$691,606,223	\$242,062,178	\$2.9500	\$7,140,834
2008	\$204,181,603	\$895,787,825	\$313,525,739	\$2.9500	\$9,249,009
2009	\$218,474,315	\$1,114,262,140	\$389,991,749	\$2.9500	\$11,504,757
2010	\$233,767,517	\$1,348,029,657	\$471,810,380	\$2.9500	\$13,918,406
2011	\$250,131,243	\$1,598,160,900	\$559,356,315	\$2.9500	\$16,501,011
2012	\$267,640,430	\$1,865,801,330	\$653,030,465	\$2.9500	\$19,264,399
2013	\$286,375,260	\$2,152,176,590	\$753,261,806	\$2.9500	\$22,221,223
2014	\$306,421,528	\$2,458,598,118	\$860,509,341	\$2.9500	\$25,385,026
2015	\$327,871,035	\$2,786,469,153	\$975,264,204	\$2.9500	\$28,770,294
2016	\$350,822,008	\$3,137,291,161	\$1,098,051,906	\$2.9500	\$32,392,531
2017	\$375,379,548	\$3,512,670,709	\$1,229,434,748	\$2.9500	\$36,268,325
2018	\$0	\$3,512,670,709	\$1,229,434,748	\$2.9500	\$36,268,325
2019	\$0	\$0	\$0	\$2.9500	\$0
Total Planning Period (2004 \$)					\$268,992,250
Average Annual for Planning Period (2004 \$)					\$17,932,817

**TABLE E-43**  
**CLARK COUNTY HISTORICAL POPULATION**

<b>Year</b>	<b>Clark County Population</b>	<b>Year</b>	<b>Clark County Population</b>
1990	770,280	1997	1,193,388
1991	835,080	1998	1,261,150
1992	873,730	1999	1,327,145
1993	916,837	2000	1,394,440
1994	990,564	2001	1,485,855
1995	1,055,435	2002	1,549,657
1996	1,119,052	2003	1,620,748

Source: Center for Business and Economic Research, UNLV, & Nevada State Demographer, 2003.

**TABLE E-44**  
**CLARK COUNTY PROJECTED POPULATION**

<b>Year</b>	<b>Total Population</b>	<b>Percentage Change</b>
2004	1,686,827	4.1%
2005	1,751,608	3.8%
2006	1,815,303	3.6%
2007	1,877,843	3.4%
2008	1,939,097	3.3%
2009	1,999,250	3.1%
2010	2,058,063	2.9%
2011	2,115,551	2.8%
2012	2,171,538	2.6%
2013	2,225,668	2.5%
2014	2,277,967	2.3%
2015	2,328,564	2.2%
2016	2,378,317	2.1%
2017	2,427,325	2.1%
2018	2,475,641	2.0%

Source: Nevada State Demographer 2004



**TABLE E-45**  
**LABOR FORCE TRENDS, CLARK COUNTY, NEVADA, 1983 TO 2003**

<b>Year</b>	<b>Clark County Labor Force</b>	<b>Percent Change in Labor Force</b>
1983	221367	N/A
1984	233425	5%
1985	246633	5%
1986	262183	5.9%
1987	284600	7.9%
1988	307600	7.5%
1989	340233	9.6%
1990	375142	9.3%
1991	383600	2.2%
1992	391983	2.1%
1993	410017	4.4%
1994	457311	10.3%
1995	494913	7.6%
1996	543117	8.9%
1997	584115	7.0%
1998	617275	5.4%
1999	667729	7.6%
2000	703742	5.1%
2001	725424	3.0%
2002	729511	0.6%
2003	759562	4.0%
Average Annual Percent Change		6.0%

Source: Center for Business and Economic Research 2003(b).

TABLE E-46 – PROPOSED ACTION  
LAND SALE AND DEVELOPMENT SCENARIO – BLM LAS VEGAS VALLEY DISPOSAL BOUNDARY

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Acres Sold	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	2,701			
Total Acres Sold	46,701														
Acres Developed	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
Total Acres De-veloped	19,950														
Acres Developed By Land Use															
Residential															
Single Family	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Multi family	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Non-Residential															
Office	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160
Retail	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130
Mid Ho-tel/Casino	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Industrial	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Recreation	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Religious	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Public Facilities	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Total	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
Cumulative Acres Developed By Land Use															
Residential															
Single Family	600	1,200	1,800	2,400	3,000	3,600	4,200	4,800	5,400	6,000	6,600	7,200	7,800	8,400	9,000
Multi family	70	140	210	280	350	420	490	560	630	700	770	840	910	980	1,050
Non-Residential															
Office	160	320	480	640	800	960	1,120	1,280	1,440	1,600	1,760	1,920	2,080	2,240	2,400
Retail	130	260	390	520	650	780	910	1,040	1,170	1,300	1,430	1,560	1,690	1,820	1,950
Mid Ho-tel/Casino	30	60	90	120	150	180	210	240	270	300	330	360	390	420	450
Industrial	150	300	450	600	750	900	1,050	1,200	1,350	1,500	1,650	1,800	1,950	2,100	2,250
Recreation	100	200	300	400	500	600	700	800	900	1,000	1,100	1,200	1,300	1,400	1,500
Religious	30	60	90	120	150	180	210	240	270	300	330	360	390	420	450
Public Facilities	60	120	180	240	300	360	420	480	540	600	660	720	780	840	900
Cumulative Total	1,330	2,660	3,990	5,320	6,650	7,980	9,310	10,640	11,970	13,300	14,630	15,960	17,290	18,620	19,950
Number of Units Constructed															
Residential															
Single Family	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286
Multi family	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800

TABLE E-46 – PROPOSED ACTION  
LAND SALE AND DEVELOPMENT SCENARIO – BLM LAS VEGAS VALLEY DISPOSAL BOUNDARY

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Non-Residential															
Industrial/Manuf.	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Commercial	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Construction Value															
Residential	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000
Single Family	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000	\$150,080,000
Multi family	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167
Public Facilities															
# of New Resi- dents	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457
Total # of New Residents	276,857														

TABLE E-47  
CONSERVATION TRANSFER ALTERNATIVE  
LAND SALE AND DEVELOPMENT SCENARIO – BLM LAS VEGAS VALLEY DISPOSAL BOUNDARY

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Acres Sold	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	2,701			
Total Acres Sold	46,701														
Acres Developed	1,330	1,330		1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
Total Acres De-veloped	19,950														
Acres Developed By Land Use															
Residential															
Single Family	516	516	516	516	516	516	516	516	516	516	516	516	516	516	516
Multi family	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Non-Residential															
Office	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Retail	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112
Mid Hotel/Casino	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26
Industrial	129	129	129	129	129	129	129	129	129	129	129	129	129	129	129
Recreation	86	86	86	86	86	86	86	86	86	86	86	86	86	86	86
Religious	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26
Public Facilities	52	52	52	52	52	52	52	52	52	52	52	52	52	52	52
Total	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144	1,144
Cumulative Acres Developed By Land Use															
Residential															
Single Family	516	1,032	1,548	2,064	2,580	3,096	3,612	4,128	4,644	5,160	5,676	6,192	6,708	7,224	7,740
Multi family	60	120	181	241	301	361	421	482	542	602	662	722	783	843	903
Non-Residential															
Office	138	275	413	550	688	826	963	1,101	1,238	1,376	1,514	1,651	1,789	1,926	2,064
Retail	112	224	335	447	559	671	783	894	1,006	1,118	1,230	1,342	1,453	1,565	1,677
Mid Hotel/Casino	26	52	77	103	129	155	181	206	232	258	284	310	335	361	387
Industrial	129	258	387	516	645	774	903	1,032	1,161	1,290	1,419	1,548	1,677	1,806	1,935
Recreation	86	172	258	344	430	516	602	688	774	860	946	1,032	1,118	1,204	1,290
Religious	26	52	77	103	129	155	181	206	232	258	284	310	335	361	387
Public Facilities	52	103	155	206	258	310	361	413	464	516	568	619	671	722	774
Cumulative To-tal	1,144	2,288	3,431	4,575	5,719	6,863	8,007	9,150	10,294	11,438	12,582	13,726	14,869	16,013	17,157
Number of Units Constructed															
Residential															
Single Family	3686	3686	3686	3686	3686	3686	3686	3686	3686	3686	3856	3856	3856	3856	3856
Multi family	2408	2408	2408	2408	2408	2408	2408	2408	2408	2408	2519	2519	2519	2519	2519
Non-Residential															
Industrial/Manuf.	26	26	26	26	26	26	26	26	26	26	27	27	27	27	27

TABLE E-47  
CONSERVATION TRANSFER ALTERNATIVE  
LAND SALE AND DEVELOPMENT SCENARIO – BLM LAS VEGAS VALLEY DISPOSAL BOUNDARY

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Commercial	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Construction Value Residential															
Single Family		\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600	\$456,195,600
Multi family	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528	\$148,431,528
Non-Residential	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483	\$133,961,483
# of New Residents	15,873	15,873	15,873	15,873	15,873	15,873	15,873	15,873	15,873	15,873	16,607	16,607	16,607	16,607	16,607

TABLE E-48  
NO ACTION  
LAND SALE AND DEVELOPMENT SCENARIO – BLM LAS VEGAS VALLEY DISPOSAL BOUNDARY

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Acres Sold	3,894														
Total Acres Sold	3,894														
Acres Developed	1,330	1,330		1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
Total Acres De-veloped	19,950														
Acres Developed By Land Use Residential															
Single Family	600	600	600	600	600	600	600	600	600	600	600	600	600		
Multi family	70	70	70	70	70	70	70	70	70	70	70	70	70		
Non-Residential															
Office	160	160	160	160	160	160	160	160	160	160	160	160	160		
Retail	130	130	130	130	130	130	130	130	130	130	130	130	130		
Mid Hotel/Casino	30	30	30	30	30	30	30	30	30	30	30	30	30		
Industrial	150	150	150	150	150	150	150	150	150	150	150	150	150		
Recreation															
Religious	30	30	30	30	30	30	30	30	30	30	30	30	30		
Public Facilities	60	60	60	60	60	60	60	60	60	60	60	60	60		
Total	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230		
Cumulative Acres Developed By Land Use Residential															
Single Family	600	1,200	1,800	2,400	3,000	3,600	4,200	4,800	5,400	6,000	6,600	7,200	7,800	7,800	7,800
Multi family	70	140	210	280	350	420	490	560	630	700	770	840	910	910	910
Non-Residential															
Office	160	320	480	640	800	960	1,120	1,280	1,440	1,600	1,760	1,920	2,080	2,080	2,080
Retail	130	260	390	520	650	780	910	1,040	1,170	1,300	1,430	1,560	1,690	1,690	1,690
Mid Hotel/Casino	30	60	90	120	150	180	210	240	270	300	330	360	390	390	390
Industrial	150	300	450	600	750	900	1,050	1,200	1,350	1,500	1,650	1,800	1,950	1,950	1,950
Recreation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Religious	30	60	90	120	150	180	210	240	270	300	330	360	390	390	390
Public Facilities	60	120	180	240	300	360	420	480	540	600	660	720	780	780	780
Cumulative Total	1,230	2,460	3,690	4,920	6,150	7,380	8,610	9,840	11,070	12,300	13,530	14,760	15,990	15,990	15,990
Number of Units Constructed Residential															
Single Family	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	4286	0	0
Multi family	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	2800	0	0
Non-Residential															
Industrial/Manuf.	30	30	30	30	30	30	30	30	30	30	30	30	30	0	0
Commercial	10	10	10	10	10	10	10	10	10	10	10	10	10	0	0

TABLE E-48  
NO ACTION  
LAND SALE AND DEVELOPMENT SCENARIO – BLM LAS VEGAS VALLEY DISPOSAL BOUNDARY

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Construction Value Residential															
Single Family		\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$530,460,000	\$0
Multi family	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$172,594,800	\$0	\$0
Non-Residential	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$155,769,167	\$0	\$0
# of New Resi- dents	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	18,457	0	0

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